



UPPER UWCHLAN TOWNSHIP
Planning Commission
November 10, 2011
Regular Meeting -- Minutes
Approved

In attendance: Bob Schoenberger, Sally Winterton, Linda Layer, Jim Dewees, Chad Adams, John McTear, Mary Lou Lowrie – Gilmore & Associates, Cary Vargo, Township Manager

Bob called meeting to order at 7:33 p.m.

Comprehensive Plan / Vision Partnership Program (VPP) Grant

Kathy McCarthy, Chester County Planning Commission, and John Theilacker, Brandywine Conservancy, were in attendance to review the VPP Grant Agreement and associated responsibilities while updating the Township's Comprehensive Plan. Ms. McCarthy is our Grant Coordinator for this project, and summarized the steps that will be taken to revise the 2002 Comprehensive Plan. She will attend the "task force" meetings (as a non-voting member) where the Plan will be discussed; the County is copied on all invoicing related to the project and reviews/approves them prior to Township payment; attend interim meetings to assure the Plan is consistent with the County's *Landscapes* plan; assure the County reviews the final draft for Act 247 compliance and consistency with Landscapes; Brandywine Conservancy will revise as necessary; the Public will be invited to review the Plan; in the hope the Board of Supervisors can adopt the updated Comprehensive Plan in 12-18 months.

John Theilacker commented Brandywine Conservancy and the Township will begin work on the Community Sustainability Assessment via a meeting with Township Staff, forwarding a preliminary report to the Planning Commission by year's end, and in January begin work on Chapter 1 of the Comprehensive Plan.

Both Kathy and John will attend the Planning Commission's December 8 meeting.

Toll Brothers Conditional Use Application: Frame Property

Alyson Zarro, Riley Riper,
Chris Kopitsky, Mike Downs, Rob Hudak, Toll Brothers
Paul Boettinger, ESE Consultants

Alyson Zarro presented the Conditional Use Application on behalf of Toll, which included the Conditional Use Plan drawing (1 sheet) dated October 28, 2011; Site Analysis and Impact Plan drawings (2 sheets) dated October 28, 2011; Impact Analyses (11 pages) including fiscal and recreation analyses, dated October 21, 2011; Historic Resources Impact Study (1 page) undated; Aqua PA water availability letter dated September 9, 2010; Transportation Impact Study last revised October 24, 2011. The submission proposes 66 SFU located on Little Conestoga Road in the R-2 Flex District near the Turnpike overpass– 61 homes on the north side of the road, 5 homes on the south side on a private street. There will be one access point to each side of Little Conestoga; traffic improvements at those access points; 10,000-12,000 Sq Ft lots; proposed 69% open space comprised mostly of wetlands and steep slopes; wastewater treatment and pump station proposed.

The Planning Commission's questions/comments included:
Are there any historic buildings on the property

Where are the recreational facilities / usable open space – what is listed on the Plan is across Little Conestoga Road and not easily accessible
Where will the wastewater disposal area be located
Will neighborhoods between Frame and the Route 100 WWTF be tied in as well
Will the homes be served by public water
House size(s)
Road width decreased, no second access – seek waiver for cul-de-sac length
The 35 mph speed limit on Little Conestoga is not obeyed – a much higher speed (50 mph) should be factored in the calculations
Traffic study dates and what days of the week they occurred should be clearly noted, and the recreational impact and open space data should be based upon more recent population and open space data, not that from the late 1990s.
Where will the trails be located
Was a bog turtle study completed.

Toll representatives responded to the above questions/concerns as follows:

The south side of the property has the homestead that's rated Class II on the Township's Comprehensive Plan; the structure on north side isn't historic;
No active recreational facilities are planned – there is open space acreage on the south side
The wastewater will be pumped up Little Conestoga then through Waynebrook for treatment at the Route 100 WWTF, then to Route 100 disposal fields, not necessarily back to this property. Calculating 66 EDUs (15,000 gpd) – 1 EDU per home. They've met with ARRO and are within capacity as designed. They will need to construct a force main. Informal discussion has taken place regarding tying in Heather Hill (50+ EDUs).
Water supply main would be tapped, perhaps extending to homes between Eagle Manor and the Frame Property
House size is 3,000 – 3,600 SF with basements
The proposed 28' roadways, with only 1-side parking, are the same width as in the Reserve at Eagle, which an emergency vehicle can pass by 1-side parking. It is nicer for the community, less impervious surface, less money to build and maintain. Access points were shifted slightly to improve the sight profiles and they will meet PennDOT regs.
The trail system was not focused upon at this point but will be close to what had been approved during Pulte's application. New DEP regulations will be investigated.
Toll will look into a second access for the north side (61 homes) or have to seek a Waiver from the cul-de-sac length, and a deceleration lane may be needed.
A turtle study was conducted and cleared last Fall. (2010?)
The home models and pricing will be similar to the Reserve at Eagle - @ \$550,000

The Planning Commission requested Dave Leh review the submission for completeness.

Chad Adams moved that the Planning Commission not accept the submission this evening, have Dave Leh deem it complete, and request the Consultants to review the submission prior to the Planning Commission's December 8, 2011 meeting, at which time the Planning Commission may accept the submission. So moved.

A few more comments were offered by the Commission and the Township Manager: The fiscal impact analysis states a deficit to the School District; the existing or future stop signs at Little Conestoga, Darrell Drive, and Buckingham don't seem to be considered in the traffic study;

usable and accessible open space should be included; the road width and cul-de-sac length will need to be addressed.

West Vincent Zoning Ordinance Amendment and Comprehensive Plan Amendment

In compliance with the Municipalities Planning Code, West Vincent Township sent an ordinance amendment and a comprehensive plan amendment to Upper Uwchlan for our review and comment. Bob Schoenberger did not see anything in either amendment that would negatively impact Upper Uwchlan. A letter will be sent to West Vincent that the amendments were reviewed.

Alternative Energy System Ordinance – Draft

Further discussion on this topic will take place when Joe Stoyack is in attendance. The Commission repeated their thanks to Joe for his work on this Ordinance.

Steve McNaughton asked if solar systems needed a conditional use approval. Bob Schoenberger responded that residential applications will not, commercial applications will.

Approval of Minutes

Jim Dewees moved, seconded by Chad Adams, to approve as presented the minutes of the October 13, 2011 Planning Commission meeting. The motion carried unanimously.

Open Session

No comments were offered.

Next meeting: December 8, 2011 7:30 p.m.

The Commission will hold a work session December 1, 2011 – 7:30 p.m.

Adjournment

John McTear moved, seconded by Linda Layer, to adjourn at 8:50 p.m. So moved.

Respectfully submitted,

Gwen A. Jonik
Planning Commission Secretary